

# WELCOME TO

## 68 MANDEVILLE DRIVE

### \$424,500

6420

**SHANE BENNETT**

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### ROOM SIZES

Living Room 14.1 X 1.8	Kitchen 12.10 X 14.8				<b>BATHS</b> 1-4pc, 1-4pc Ensuite
Primary Bedroom 11.4 X 12.4	Bedroom 10.10 X 9.5	Bedroom 7.11 X 8.4	Bedroom/Storage 9.5 X 9		Storage Basement Crawl Space
Laundry 9.10 X 5.6				Make: Triple E Model: Birchwood Serial #: 2905	Foyer / Entry Deck Yes

### HEAT

### INSULATION

### BUILDING

### LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1210	Lot Size 5006
Annual Cost \$5,000.00	Walls: R 20	Age 1988	Garage
Litres Over	Floor: R 26	Lot 29 Block 541 Plan 1978 Unit	Parking Double Gravel
Last 12 Mo. Approximate	Skirting: R		

### SPECIAL FEATURES /FURNISHINGS:

You'll be hard-pressed to find a 4 bedroom, 2 full bathroom home at this price in Yellowknife, especially one in this quiet, low traffic, family friendly neighbourhood of Frame Lake! Plus, you're still within walking distance to schools, playgrounds, and parks, making it an ideal spot for folks with kids and pets. To top it off, the city has recently replaced the sewer and water lines on this street, giving you extra peace of mind moving forward.

This manufactured home is built on secure steel piles to bedrock, so you can buy with confidence. The lot is flat and fully usable, with plenty of parking stretching from the front of the home almost all the way to the back — suitable space for your personal vehicles, an RV, a boat, and your other toys. Out back, you'll find multiple storage sheds, an insulated platform ready for your next project, and a two-level deck/patio with built-in gazebos, which is an excellent setup for hosting family and friends. The yard backs onto an open greenbelt with no neighbours behind, giving you added privacy and comfort.

Step inside and you'll be greeted by the living room's vaulted ceiling, modern touches, and warm, welcoming feel. The kitchen is well-equipped with stainless steel appliances, a stylish backsplash, plenty of cupboard space, and a moveable island for added food prep space. Down the hall, past the stacked laundry machines and rear patio exit, you'll find a spacious primary bedroom with its own ensuite bathroom (with upgrade potential!), along with a smaller bedroom/den (presently used as a storage room) that's perfect for a nearby nursery, toddler's bedroom, or even a home office. On the opposite side of the home, two more bedrooms and a full bathroom offer a great setup for older kids, guests, or roommates.

If you're looking for an affordably priced family home with privacy, space, and room to grow, then call or text Shane at (867) 446-1622 for more details or to book your own private showing today!

**Upgrades (Approximate Ages):** PEX Plumbing (2025), New Water Pump and Water Meter (2025), Roof (2010), Most Windows (2012), Hot Water Tank (2020), Replaced Furnace's Heat Exchanger (2017), Fridge (2020), and Washer and Dryer (2015).

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, all Window Coverings, Alarm System Hardware (no active subscription), Gazebos (X2), and Sheds.

### FOUNDATION

Steel Piles to Bedrock

### PROPERTY TAXES

Amount/yr \$2561.70 2025

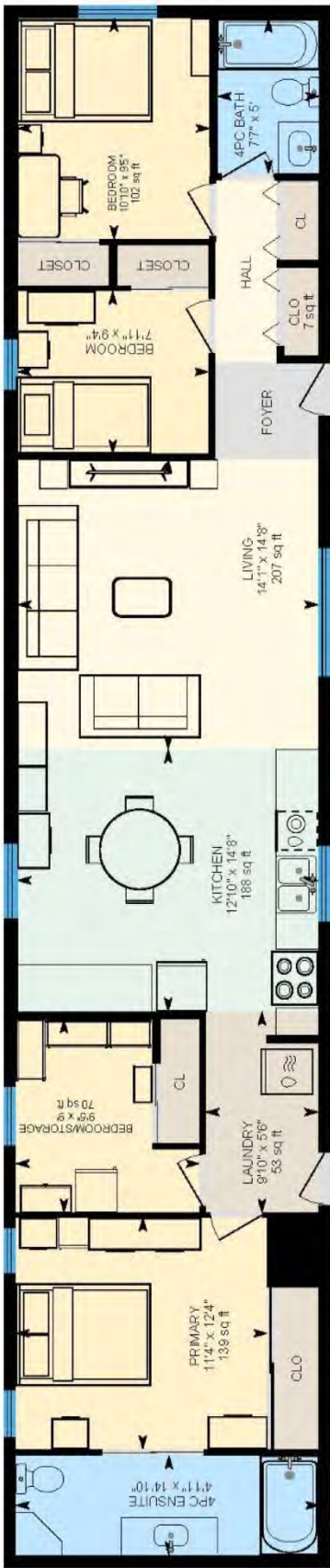
Tenure Fee Simple

Fees

Area FRAME LK SOUTH

# 68 Mandeville Dr, Yellowknife, NT

Main Floor Exterior Area 1210.57 sq ft  
Interior Area 1104.41 sq ft



PREPARED: 2025/09/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



